



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** July 6, 2011  
**AGENDA DATE:** July 13, 2011  
**PROJECT ADDRESS:** 1826 E. Las Tunas (MST2011-00187)

**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer

**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *DBK for*  
 Michelle Bedard, Planning Technician II

### I. PROJECT DESCRIPTION

The 20,000 square foot project site is currently developed with a one-story, single-family residence and an attached two-car garage. The proposed project involves exterior alterations and interior remodeling of the existing residence, including the addition of a new French door with sidelights on the north elevation, two new windows on the east elevation, a new window on the south elevation and three new skylights. The discretionary application required for this project is a Modification to allow alterations within the required 15-foot interior setback (SBMC §28.15.060).

Date Application Accepted: June 16, 2011

Date Action Required: September 16, 2011

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Jim van Order	Property Owner:	Marilyn Makepeace
Parcel Number:	019-082-011	Lot Area:	22,435 sq. ft.
General Plan:	Residential, 3-units/acre	Zoning:	A-1
Existing Use:	Single-family residence	Topography:	29% Slope
Adjacent Land Uses:			
	North – Single family residence		East - Single family residence
	South – Single family residence		West - Single family residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,933 sq. ft.	2,933 sq. ft.
Garage	400 sq. ft.	400 sq. ft.
Accessory Space	N/A	N/A

**IV. DISCUSSION**

The proposed project involves an interior remodel to the master bedroom, bathroom, and closet, and includes the addition of two new windows and the removal of one window on the east elevation, replacing an existing window with a French door with side-lights on the north elevation, reducing the size of an existing window on the south elevation, and three new skylights. The existing residence and attached garage are non-conforming in location to both of the 10-foot interior setbacks (east and west). The requested Modification is to allow the addition of two new windows located on the east elevation, a new side-light window on the north elevation, and a new skylight, to occur in the portion of the residence within the required 10-foot interior setback. One existing window within the setback on the east elevation will be removed as part of this proposal, resulting in just one net new opening on the east elevation. The purpose of this proposal will allow for improved internal function and use of the master bedroom, closet, and bathroom area. No other site alterations are proposed as part of this project. All existing site work and landscaping has been deemed existing and permitted per evidence of original archives plans and permit history.

The project was reviewed by the Single Family Design Board (SFDB) on June 6, 2011, and received positive comments. The Board found that the proposed new windows on the east elevation pose no negative aesthetic impact as they are located on the side adjacent to the neighbor's garage and driveway, and therefore do not result in any apparent privacy impacts. Further, the interior property line is secured with an existing fence and hedges which provide additional privacy screening.

**V. FINDINGS**

The Staff Hearing Officer finds that the Modification to allow alterations within the interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed new windows will not cause any potential adverse impact to the adjacent easterly neighbor. The proposed project alterations are minimal in nature and do not change the character of the existing single-family residence.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated, June 16, 2011

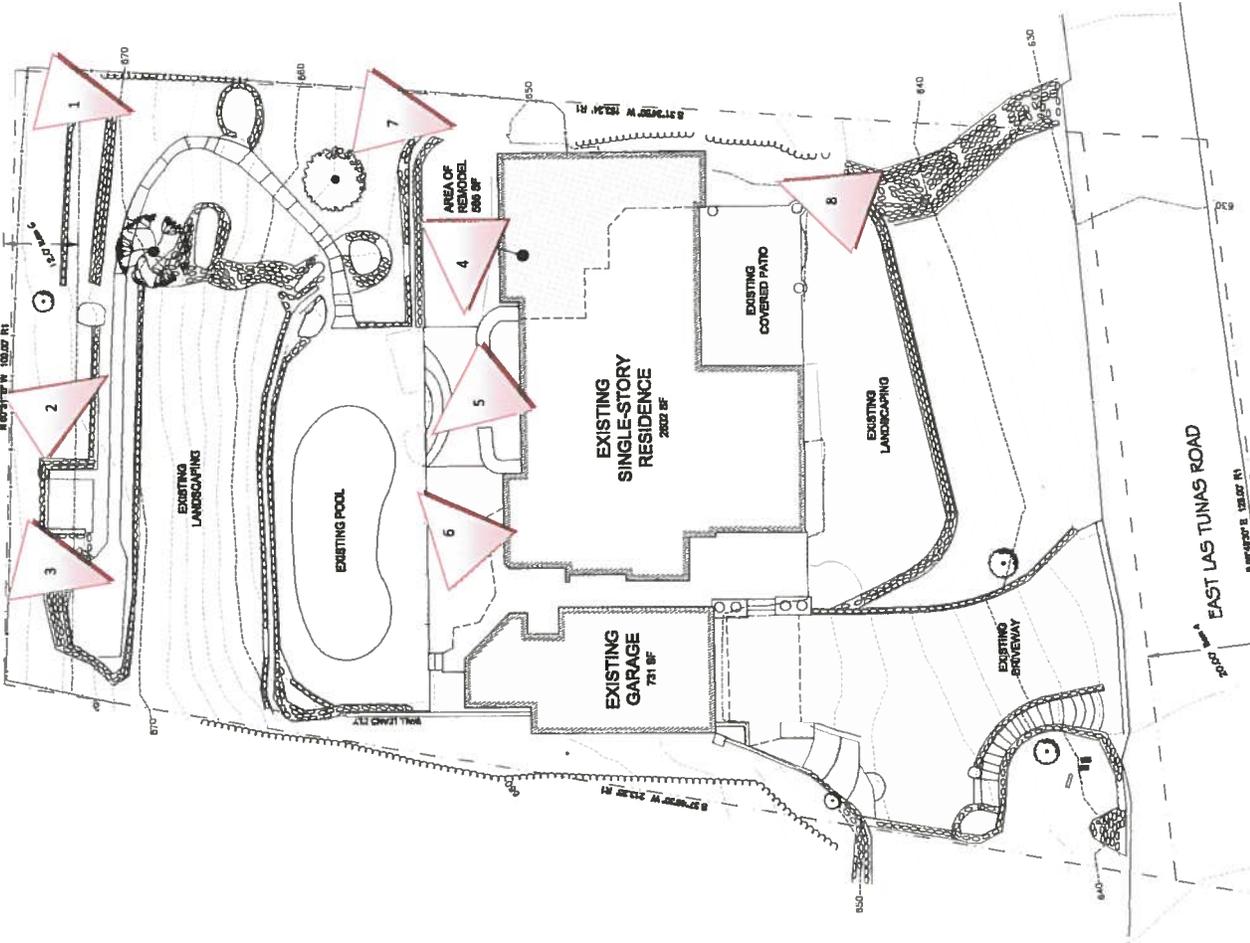
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C. SFDB Minutes

Contact/Case Planner: Michelle Bedard, Planning Technician II  
(mbedard@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470, ext. 4551

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CITY OF SANTA BARBARA  
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Makepeace Residence  
1826 E. Las Tunas

Exhibit A

Thompson Naylor Architects  
900 Philinda Avenue  
Santa Barbara, CA 93103  
(805) 966-9807

June 16, 2011

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

**Re: Modification Request for 1826 East Las Tunas; APN 019-082-011; Zone A-1**

- The existing conditions of the property include the following: a single level residence (2602 s.f.) with covered entry and patio and a detached two-car garage and utility room (731 s.f.). The residence currently encroaches into the easterly interior-yard setback (encroachment varies from 6 feet at the rear of the house to 8 feet, 5 inches at the front). The garage encroaches into the westerly interior-yard setback (encroachment varies from 6 feet, 7 inches at the rear to 3 feet, 9 inches at the front). All buildings and improvements have permits according to City building files. The current proposed scope of work includes the interior remodel of the master bedroom and bath (585 s.f.), the addition of french doors with sidelights on the north elevation of the house, removal of one window and addition of two windows on the east elevation, reduction of one window on the south and the addition of three skylights on the roof.
- The requested modification concerns the proposed work along the ~~westerly~~<sup>east</sup> interior-yard setback. The request is being made to allow the addition of the French doors / sidelight combination unit on the north elevation, the addition of two windows on the east elevation and the addition of the operable skylight on the southerly-facing portion of the sloped roof. The proposed improvements will promote safer egress in the event of an emergency, provide a more comfortable master bedroom and bath, improve function of the existing closet space, as well as enhance day lighting and ventilation.
- As all proposed improvements are within the existing space, if approved, the benefits of the proposed project include; improved emergency egress not only from the master bedroom but other areas in this portion of the residence, eliminating the need to add additional square footage to the house either outward or by means of a second story (with either of these options the existing roof would require redesign, thus changing the roof line and adding cost).

Sincerely,



James van Order

(on behalf of Marilyn Makepeace)

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**PROJECT DESIGN AND FINAL REVIEW****C. 849 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-202-029  
Application Number: MST2011-00113  
Architect: Pacific Arc Inc. Architects  
Owner: JTM Private Land Trust  
Landscape Architect: Chris Gilliland

(Proposal for exterior alterations and a 622 square foot interior remodel of an existing two-story, 3,262 square foot single-family residence on a 23,700 square foot lot in the Hillside Design District. The proposed exterior alterations include remodeling the existing second-story balcony to remove structural columns and replace the existing curved arches with a squared opening, relocating an existing window from the south elevation to the west elevation, and replacing two existing doors. Staff Hearing Officer approval is requested for the proposed over height fence to exceed the 3.5 foot maximum height requirement along the front and interior property lines.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 021-11. Project Design and Final Approval is requested.)**

**Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal.**

**NEW ITEM****D. 1826 E LAS TUNAS RD A-1 Zone**

Assessor's Parcel Number: 019-082-011  
Application Number: MST2011-00187  
Owner: Marilyn Makepeace, 2002 Revocable Trust  
Architect: Thompson Naylor Architects

(Proposal for an interior remodel and minor exterior alterations to an existing one-story 3,333 square foot single-family residence, including a two-car garage, located on a 20,037 square foot lot in the Hillside Design District. Exterior alterations include a new French door on the north elevation, new windows on the east and south elevations, and three new skylights. Staff Hearing Officer approval is requested for a zoning modification to allow alterations within the required interior setback.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

**Continued indefinitely to Staff Hearing Officer to return to Consent with the comment that the Board found no negative aesthetic issues of the requested modification, as the new windows are on the side adjacent to the neighbor's garage and driveway, and therefore cause no apparent privacy impacts.**

Gloria Hendley requested that all construction vehicles park on the site so as not to impact street traffic.